

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR PARCELS A-2, A-3, J-5c
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24**

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

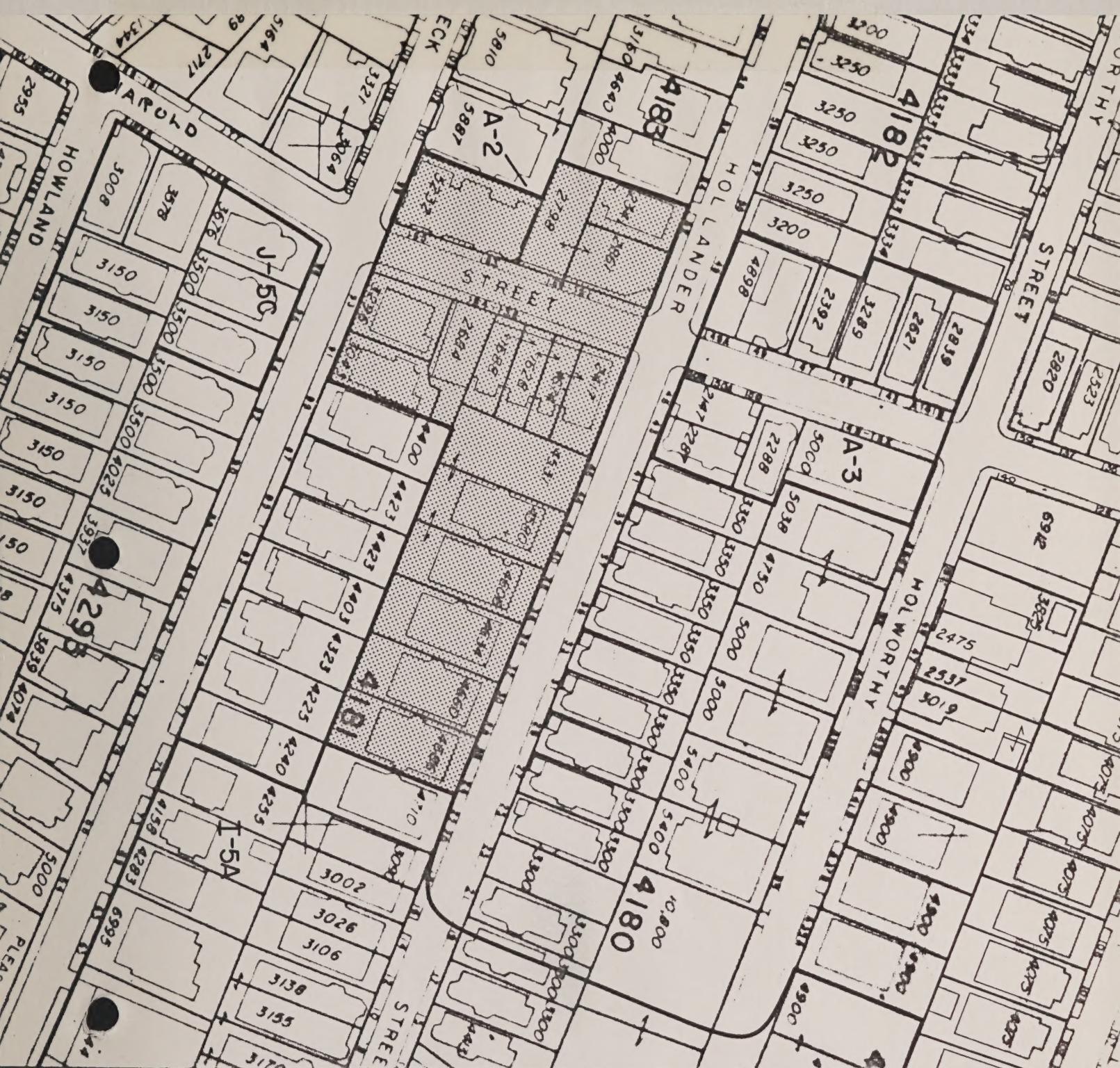
WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of the Parcels listed hereon, for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>PARCEL</u>	<u>MINIMUM DISPOSITION PRICE</u>
A-2	\$ 16,500
A-3	9,000
J-5c	5,000



PARCEL A - 2

LOCATION 24-52 Holland St.

USE

AREA 78,477 sq. ft.

WIDTH 470 f.

DEPTH 200 ft.

ACCESS

Waumbeck St.

53

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ZONING

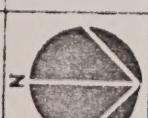
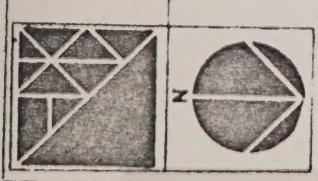
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

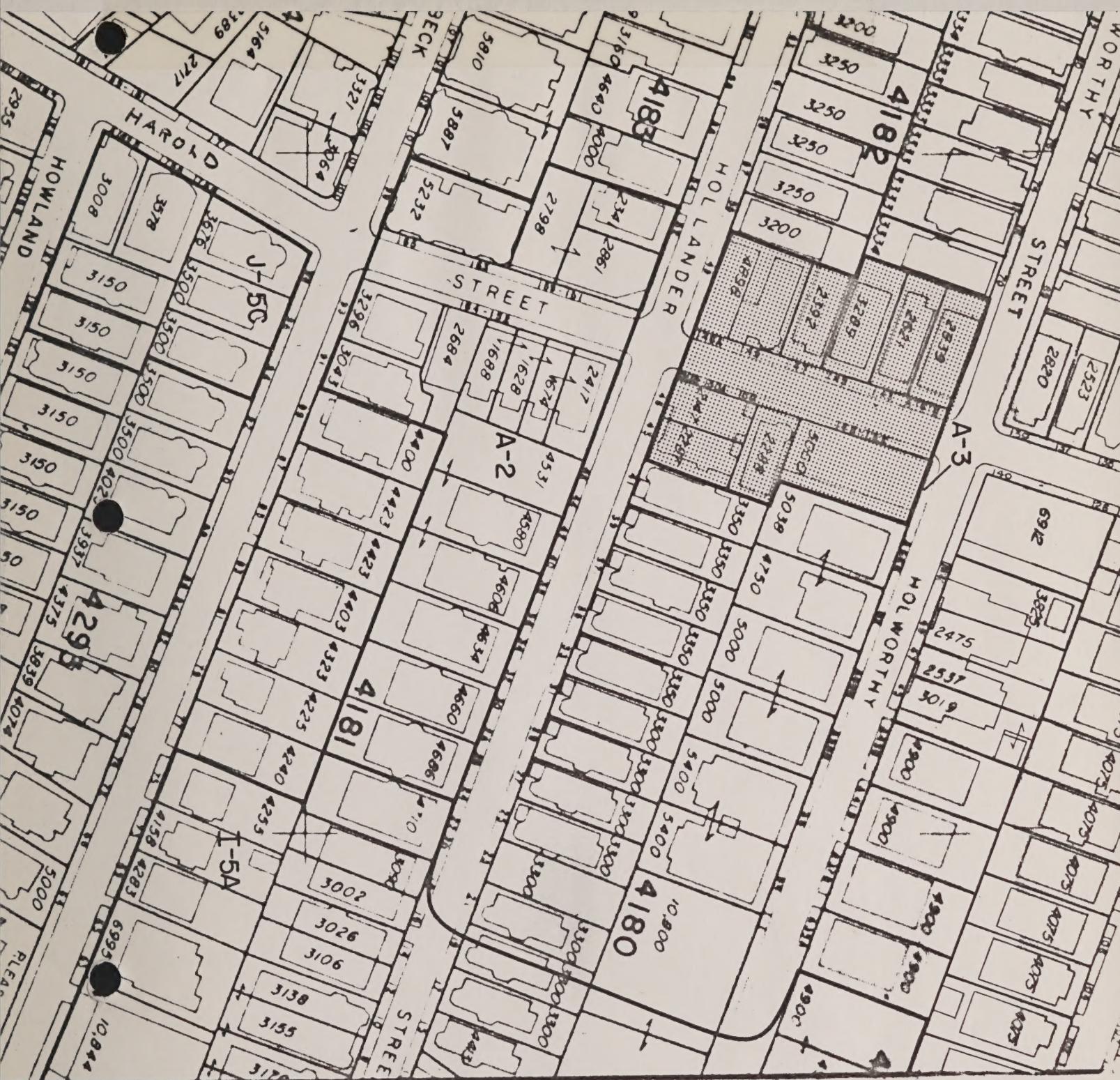
DISPOSITION
PARCELS

DA

WASHINGTON PARK
URBAN RENEWAL AREA

BOSTON REDEVELOPMENT AUTHORITY





PARCEL

21

LOCATION 70-72 Holworthy St.
136-150, 141-149
Harold St.
43-49 Hollander St.

AREA	42,432 sq. ft.
WIDTH	180 ft.

ACCESS Holworthy or
Hollander St.

PARKING

ZONING L-1 and R-3

ZONING

NOTES

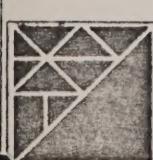
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DISPOSITION
PARCELS

DATE

WASHINGTON PARK
URBAN RENEWAL AREA
MASSACHUSETTS R-24
BOSTON REDEVELOPMENT AUTHORITY



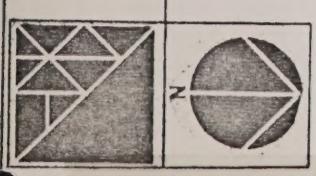
DAVID A.
EL. S.



NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

DISPOSITION
PARCELS
DATE:

WASHINGTON PARK
URBAN RENEWAL AREA
MASSACHUSETTS R-24
BOSTON REDEVELOPMENT AUTHORITY



LOCATION	94-98 Baumbeck St. 178-182 Harold St.
USE	Residential
AREA	23,570 sq. ft.
	J-5C

June 1, 1972

MEMORANDUM

4 A

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
DISPOSITION PARCELS A-2, A-3, J-5c
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

Disposition Parcel A-2, located at 24-52 Hollander St., consists of 78,711 sq. ft. and is designated for residential reuse with the proposed development of 53 dwelling units. On October 27, 1966, the Authority approved a minimum disposition price of \$5,000 for the development of 36 dwelling units on 65,459 sq. ft. of land.

Disposition Parcel A-3, located in the area bounded by 70-72 Holworthy St. and 43-49 Hollander St., consists of 42,432 sq. ft. and is designated for residential reuse with the proposed development of 26 dwelling units. On October 27, 1966, the Authority approved a minimum disposition price of \$3,200 for the development of 22 dwelling units on 35,500 sq. ft. of land.

Due to the length of time lapsed and the increased parcel size, new appraisals had to be obtained. It is requested the Authority rescind the previously approved minimum disposition prices on Parcels A-2 and A-3 and adopt the revised minimum disposition prices which reflect the current appraised fair values.

Disposition Parcel J-5c, located in the area bounded by 94-98 Waumbeck St., 178-182 Harold St., and 25-27 Howland St., consists of 23,570 sq. ft. and is designated for residential reuse. It was previously appraised for infill housing on 20,556 sq. ft. of land. The current proposed development of 15 dwelling units is to be constructed on 23,570 sq. ft.

Parcels A-2, A-3 and J-5c have been re-appraised by Larry Smith & Company, Inc., and Peter A. Laudati and Son for the revised reuse in accordance with the provisions of the Washington Park Urban Renewal Plan.

On the basis of these appraisals, it is recommended that the Authority adopt the attached Resolution approving the minimum disposition prices summarized on the attached page.

An appropriate Resolution is attached.

Attachment

REUSE APPRAISAL SUMMARY SHEET

<u>Parcel</u>	<u>Reuse</u>	<u>Area (Sq. Ft.)</u>	<u>1st Reuse Appraiser</u>	<u>2nd Reuse Appraiser</u>	<u>Recommended Min. Disp. Price</u>
A-2	Residential (53 d.u.'s)	78,711	\$ 17,200	\$ 15,700	\$ 16,500
A-3	Residential (26 d.u.'s)	42,432	9,100	8,500	9,000
J-5c	Residential (15 d.u.'s)	23,570	5,250	4,700	5,000